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**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
15 March 2012 (7.30 - 9.40 pm)**

Present:

COUNCILLORS: 10

Conservative Group Barry Oddy (in the Chair) Jeffrey Brace, Robby Misir, Frederick Osborne, Garry Pain, Steven Kelly and Pam Light

Residents' Group Linda Hawthorn and Ron Ower

Labour Group Paul McGeary

**Independent Residents
Group**

Apologies were received for the absence of Councillors Sandra Binion, Mark Logan and Barry Tebbutt.

+Substitute Members: Councillor Pam Light (for Sandra Binion) and Councillor Steven Kelly (for Barry Tebbutt)

Councillors Damian White, Andrew Curtin and Denis O'Flynn were also present for parts of the meeting.

35 members of the public and a representative of the Press were present.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

276 **MINUTES**

The minutes of the meeting held on 12 January 2012 were agreed as a correct record and signed by the Chairman.

277 P0111.12 - R/O OF 14/16 WOODSIDE CLOSE, RAINHAM

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

278 P1689.11 - FORMER DUNNINGFORD PRIMARY SCHOOL

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to amending Condition 3 (Flood Risk) to reflect current scheme design as required by the Environment Agency and amending Condition 21 (Permitted Development) to enable construction of outbuildings up to 10 cubic metres and otherwise in accordance with the conditions as set out in the report.

279 P1918.11 - RONEO CORNER

The report before members detailed an application that sought permission to construct 2 no. part 8, part 9 storey buildings containing a combined 141 flats with associated parking and new pedestrian and cycle route linking South Street and Rush Green Road. The proposal was considered acceptable in all material respects, including design and layout, impact on neighbouring amenity, environmental impact and parking and highway issues. An economic viability appraisal had been submitted by the applicant to justify the level of education contributions being offered and the amount of Section 106 contributions arising from the development.

In accordance with the public participation arrangements, the Committee was addressed by an objector with a response from the applicant.

With its agreement, Councillor Damian White addressed the Committee. Councillor White commented that the development would have an impact on local resident. That the development was a gross overdevelopment of the site, that lacked adequate parking and would be detrimental to residential amenity.

During the debate, members discussed the issue of parking spaces, fencing along the River Rom and amenity space available to resident.

A motion to refuse the granting of planning permission was lost by 7 votes to 3. Councillors Ower, Hawthorn and McGreary voted for the motion to refuse planning permission. Councillors Oddy, Brace, Kelly, Pain, Light and Osborne voted against the motion.

The vote for the resolution to grant planning permission was passed by 7 votes to 3. Councillors Ower, Hawthorn and McGreary voted against the resolution to grant planning permission.

It was **RESOLVED** that planning permission be granted subject to the conditions set out in the report and the planning obligation set out as heads of terms as follows:

- The provision on site of 93 of the units (66%) within the development for affordable housing purposes consisting of a tenure split of 40 units as affordable rented accommodation and 16 units as social rented accommodation and 37 shared ownership units.
- Payment of a financial contribution of a maximum of £180,000 towards education provision;
- Payment of a financial contribution of £10,480 towards highway works;
- Payment of a financial contribution of £20,960 towards off-site naturalisation of the River Rom;
- The prevention of any future occupants of the development, save for blue badge holders, from applying for residents parking permits within any current or future Controlled Parking Zone or other such measure affecting the locality of the application site.
- That the developer/owner or party entering into the planning agreement bear the Council's legal fees in respect of the Section 106 agreement irrespective of whether or not the agreement is completed.
- That all contribution sum are subject to indexation from the date planning permission is issued to the date of receipt by the Council and that all contribution sums will include interest accrued to the date on which they date spent.

280 **P1914.11 - 64 SOUTH STREET**

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report with 3 additional planning conditions the precise wording of which would be settled by the Head of Development and Building Control on the following:

- Sound insulation
- Plan and Machinery (limiting noise impact of)
- Protect residential occupiers of proposal from noise generated by the non residential elements of the proposal.

281 **P1558.11 - FORMER WHITWORTH CENTRE**

Member considered a report that sought permission for the demolition of buildings forming part of the former Whitworth Centre site and residential development of 144 units, comprising a mix of houses and apartments. The proposal was considered acceptable in all material respects, including design and layout, impact on neighbouring amenity, environmental impact and parking and highway issues. A viability assessment had been submitted by the applicant to justify the level of affordable housing and the amount of Section 106 contributions arising from the development and following independent appraisal had been found to be acceptable.

Members sought and received clarification on issues that related to the traffic review and highway analysis for the area and the viability appraisal that was undertaken to determine the educational contribution.

It was **RESOLVED** that planning permission be granted subject to the conditions set out in the report and include an informative covering fire hydrant and amend Condition 16 (Construction Method) to require that construction vehicles enter/egress site in forward gear only.

282 **P1762.11 - CHAFFORD SCHOOL**

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

283 **A0065.11 - LAMP-POSTS ON LONDON ROAD**

The report before the Members concerned an application for advertisement consent for the installation of 18 non-illuminated PVC banner signs. This proposal was put forward before the Committee due to the application site being on Highway Land. It was considered that the proposal would be acceptable in terms of advertisement and urban design policies. Express Advertisement Consent was recommended to be granted.

A motion to refuse the granting of planning permission based on asserted adverse impact on streetscene, visual clutter and distraction to motorists was lost by 8 votes to 2. Councillors Ower and Hawthorn voted for the motion to refuse planning permission. The vote for the resolution to grant planning permission was passed by 8 votes to 2. Councillors Ower and Hawthorn voted against the resolution to grant planning permission.

It was **RESOLVED** that planning permission be granted subject to the conditions set out in the report.

284 **P1865.11 - FORMER RICON SITE, ASHTON ROAD**

The Committee considered an application that sought approval for a range of uses capable of being accommodated at the site to include a number of different configurations of warehousing, distribution and industrial uses. The application was in outline form, within a proposed “parameters plan” with all matters reserved. The application contained three separate development options capable of being developed within the parameters plan. In the event that approval is granted, development would be required to proceed in accordance with one of the development options.

The report stated that the application was put before Committee owing to the proposal being classified as a major application.

It was **RESOLVED** that planning permission be granted subject to the conditions set out in the report and that any reserved matters will be brought to Committee for determination.

285 **P1687.11 - LABURNHAM STABLES, LABURNHAM GARDENS, CRANHAM**

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

286 **PLANNING CONTRAVENTION - 2 PETTLEY GARDENS ROMFORD**

The Committee considered the report and without debate, **RESOLVED** it was expedient that an Enforcement Notice be issued and served to require, by 3 months:

- (i) Remove the unauthorised canopy connecting the garage to the rear authorised ground floor extension
- (ii) Remove all rubble and building materials resulting in compliance with (i) above

In the event of non compliance, and if deemed expedient, that proceedings be instituted under the provisions of the Town and Country Planning Act 1990.

Chairman

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